

62-56.7
7-18TRANSFER
TAX
PAIDWARRANTY DEED

037774

KNOW ALL BY THESE PRESENTS that E.F.R., Inc. of Waterville, Kennebec County, Maine for consideration paid does hereby give, grant, bargain, sell and convey with **warranty covenants** to Sanderson Development Limited Liability Company of Portland, County of Cumberland, State of Maine whose mailing address is care of The Dunham Group, One Portland Square, Portland, ME 04101 the property bounded and described as follows:

A certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, situated on the easterly side of Main Street and the northerly side of Armory Avenue the boundaries of which are more particularly located and described as follows:

Beginning in the easterly right-of-way line of Main Street, as defined by Maine State Highway Commission (MDOT) Right of Way Map, State Aid Highway "1", Waterville, Kennebec County, dated September, 1960, recorded Plan Book 27, Pages 6 & 7 and documents recorded Book 1201, Page 7, Kennebec County Registry of Deeds, at the intersection with the northerly right-of-way line of Armory Road as defined by Maine Department of Transportation, Bureau of Highways Right-of-Way Map, State Highway "237", Waterville, Kennebec County, dated February 1978 recorded Plan File No. E62168 and document in Book 2125, Page 147, Kennebec County Registry of Deeds:

Thence on a bearing, oriented to Grid North Maine State Plan Coordinate System West Zone, 1927 NAD, North 24° 55' 20" West 404.26 feet along or near the easterly right of way line of Main Street to the southwesterly corner of the parcel of land described in the conveyance from Kennebec Apartments, Inc. to Erin, Inc., deed recorded Book 1538 Page 529 Kennebec County Registry of Deeds:

Thence North a 65° 04' 40" East 70.00 feet along or near the southerly line of the said parcel of land described in the conveyance to Erin, Inc.:

Thence South 69° 55' 20" East 35.36 feet along or near the southerly line of the said parcel of land described in the conveyance to Erin Inc;

Thence North 65° 04' 40" East 282.00 feet along or near the southerly line of the said parcel of land of Erin Inc., to the westerly line of the parcel of land described in the conveyance to Waterville Area Industrial Development Corporation, recorded Book 1110, Page 243, Kennebec County Registry of Deeds, at or near the southeasterly corner of the parcel of land described in the said conveyance of Kennebec Apartments, Inc. to Erin, Inc. recorded Book 1538, Page 528, Kennebec County Registry of Deeds;

Thence, South 24° 55' 20" East 511.20 feet along the westerly line of the parcel of land described in Book 1110, Page 243 to the southwesterly corner of the said parcel of land of Waterville Area Industrial Development Corporation;

Thence South 79° 27' 40" East 77.46 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation to the westerly line of the parcel of land described in the conveyance to Waterville Area Industrial Development Corporation by corrective deed from Servicer, Inc., recorded Book 5312, Page 8, Kennebec County Registry of Deeds;

Thence South 03° 36' 30" West 121.07 feet along the westerly line of said parcel of land described in Book 5312, Page 8 to the northerly right of way limits of said Armory Road;

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Thence North 79° 23' 30" West 154.37 feet along or near the northerly right of way limits of said Armory Road;

Thence North 78° 01' 19" West 79.23 feet along the northerly right of way line of Armory Road to a granite monument at an angle point in said right of way line;

Thence, North 78° 45' 19" West 75.59 feet along the northerly right of way line of Armory Road;

Thence North 76° 43' 20" West 76.00 feet along the northerly right of way line of Armory Road;

Thence North 79° 08' 15" West 75.91 feet along the northerly right of way line of Armory Road to the beginning of a curve concave to the northeast and having a radius of 50.00 feet;

Thence, northwesterly 14.86 feet along the arc of said curve, through a central angle of 17° 01' 52" in the northerly right of way line of Armory Road to the Point of Beginning. Containing 4.67 acres

Together with an appurtenant easement for access in the parcel of land described in the conveyance from Servicenter, Inc. to Waterville Area Industrial Development Corporation by corrective deed recorded Book 5312, Page 8, Kennebec County Registry of Deeds. The said easement shall continue in duration until either released by Servicenter, Inc., or its successors, or at the date the parcel described in Book 5312, Page 8 is accepted as a public street.

Reserving to Servicenter, Inc., its successors and assigns the right to enter, and maintain the sanitary sewer line which crosses said parcel for the benefit of other land of Servicenter, Inc., its successors and assigns.

Subject to an easement 10 feet in width for sanitary sewer purposes from property formerly of Erin, Inc., now of Kennebec Yacht Club, as described in Book 1514, Page 874 and Book 1538, Page 528, Kennebec County Registry of Deeds.

The above description is based upon a Standard Boundary Survey of Property of Servicenter, Inc., by Paul H. Ruopp Jr., PLS, Monmouth, Maine, further reference being made as part of this description to said survey and Plan of Standard Boundary Survey Property of Servicenter, Inc. and EFR, Inc. by Paul H. Ruopp Jr., PLS, dated January 03, 1997.

The above described parcel of land is comprised of

- 1.) The parcel of land described in the conveyance from Waterville Area Industrial Development Corporation to Servicenter, Inc. by deed recorded Book 5095, page 258, Kennebec County Registry of Deeds;
- 2.) A portion of the second parcel of land described in the conveyance to Jetport Motel, Inc., by Servicenter, Inc., deed recorded Book 3669, page 250, Kennebec County Registry of Deeds;
- 3.) The parcel of land described in the conveyance to Jetport Motel, Inc., deed recorded Book 3553, Page 228 and 229 Kennebec County Registry of Deeds and
- 4.) The first parcel of land described in the conveyance to the Jetport Motel, Inc., by Servicenter, Inc., deed recorded Book 3669, Page 250, Kennebec County Registry of Deeds, corrected by deed recorded Book 5312, Page 1.

Servicenter, Inc. is the successor to Jetport Motel, Inc. by merger of Jetport Motel, Inc. into Servicenter, Inc., see notice recorded Book 4778, Page 233, Kennebec County Registry of Deeds.

Being the same premises conveyed to E.F.R., Inc. by Servicenter, Inc. by Deed dated February 1, 1997 and recorded in said Registry of Deeds in Book 5312, Page 21.

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IN WITNESS WHEREOF, E.F.R., Inc. has caused this instrument to be executed this 29th day of December 1999.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: *Adam N. Gonzalez*

E.F.R., Inc.

By: *Andrew B. Rosenthal*

Andrew B. Rosenthal
Its President

STATE OF MAINE
CUMBERLAND, ss.

Date: December 17, 1999

PERSONALLY APPEARED the above-named Andrew B. Rosenthal and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of E.F.R., Inc.

Before me,

Adam N. Gonzalez
Notary Public/Attorney at Law

Name: Adam N. Gonzalez

A/51.deed.pinetree

RECEIVED KENNEBEC SS.

1999 DEC 29 PM 12:21

ATTEST: *Norma Rueda-Morales*
REGISTER OF DEEDS